

BLOCK 6 LOT 4
IN OR 1800/1087
AMELIA PARK PHASE 1 UNIT 1

MOON JEFFREY C/KENNEY PATRICIA A
1885 GARDENIA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0006-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		1031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	2001	1,825	352,921
BAS	236	100	2013	236	45,638
FDG	441	60	2001	265	51,246
FOP	186	30	2001	56	10,830
TOTALS	2,688			2,382	460,635

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,382	131.6336	218.51	520,491	2001	2001	0	0	0 11.50	88.50
1 SFR CUST		100% - 2014		Heated Area: 2061				HX Base Yr 2014			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								460,635							
TOTAL MARKET OB/XF VALUE								47,602							
TOTAL LAND VALUE - MARKET								250,000							
TOTAL MARKET VALUE								758,237							
SOH/AGL Deduction								342,454							
ASSESSED VALUE								415,783							
TOTAL EXEMPTION VALUE								HX HB		51,411					
BASE TAXABLE VALUE								364,372							
TOTAL JUST VALUE								758,237							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								766,254							